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The electronic official copy of the register follows this message.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

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Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

[Faint, mirrored text from the reverse side of the page, including phrases like 'The register is available...', 'This register is available...', and 'The register is available...']



**Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl**

Title number / Rhif teitl  
WA226512

Edition date / Dyddiad yr  
argraffiad 13.08.2015

- This official copy shows the entries on the register of title on 24 NOV 2017 at 10:22:47.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 24 Nov 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 24 TACHWEDD 2017 am 10:22:47.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 24 Tachwedd 2017.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

## A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

RHONDDA CYNON TAFF/RHONDDA CYNON TAF

- 1 (21.10.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Gingers, Gas Road, Pontypridd.

## B: Proprietorship Register / Cofrestr Perchnogaeth

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

### Title absolute/Teitl llwyr

- 1 (21.02.1990) PROPRIETOR: RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL of The Pavilions, Cambrian Industrial Park, Clydach Vale, Tonypanydy CF40 2XX.

## B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

2 (13.08.2015) The proprietor's address for service has been changed.

## C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 A Conveyance of the land in this title dated 9 July 1962 made between (1) Evan John Carne David and Henry Loughor Knight (Vendors) and (2) Derek Mathias Tudor Williams (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by the Conveyance dated 9 July 1962 referred to above:-

"EXCEPTING AND RESERVING to the Vendors their successors in title and assings as aforesaid the right and liberty at any time hereafter to erect and maintain on any lands of the Vendors their successors in title or assigns adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed any building or buildings of such height or extent as they may think fit notwithstanding that the access of light and air over such adjoining premises to any window or other opening in any building now or at any time hereafter standing on the said hereditaments hereby conveyed may by such building so erected be wholly or partially obstructed prejudiced reduced or interfered with it being the intent and meaning of the parties to these presents that such access of light and air however long and under whatever circumstances the same may have been or may be enjoyed shall be deemed to have been enjoyed by the temporary and revocable licence only of the Vendors or their predecessors in title or their successors in title or assigns and not by virtue of any grant or prescription AND ALSO EXCEPTING AND RESERVING as aforesaid the access of light and air over the said hereditaments hereby conveyed to the existing windows or other openings in the building or buildings now upon any land of the Vendors adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed to the same extent and in like manner as if suchp remises and the said hereditaments hereby conveyed had not at any time during the period of Twenty years now last past been subject to any common ownership or common occupation and such access had been during that past period enjoyed as of right without interruption."

## Schedule of restrictive covenants Atodlen cyfamodau cyfyngu

- 1 The following are details of the covenants contained in the Conveyance dated 9 July 1962 referred to in the Charges Register:-

"THE Purchaser doth HEREBY COVENANT with the Vendors their successors in title and assigns for the benefit and protection of the remainder of the Vendors' estate at Pontypridd aforesid that the Purchaser his heirs or assigns will not use or occupy nor permit or suffer to be used or occupied the said premises hereby conveyed or any building or structure thereon or any part thereof in such a manner as to cause substantial damage to any lands or buildings adjoining adjacent or neighbouring thereto on the said Estate and in particular will not use or occupy or permit to be used or occupied the said proeprty or any part thereof as or for or in connection with a Betting Shop or the office of a Bookmaker Turf Accountant or Commission Agent and shall not nor will erect or permit or suffer to be erected any building or make any addition to or alteration of any building on the said hereditaments hereby conveyed except such as are of as good a class and description as the buildings on the adjoining adjacent or neighbouring land of the Vendors and shall not nor will erect or permit or suffer to be erected any building or addition or alteration to any building for the time being on the said hereditaments hereby conveyed which will cause

Title number / Rhif teitl WA226512

**Schedule of restrictive covenants continued**  
**Parhad o'r Atodlen cyfamodau cyfyngu**

substantial damage to any adjoining premises of the Vendors and also shall and will indemnify the Vendors their successors in title and assigns from and against all claims damages and costs by reason or in consequence or anything done committed or permitted upon the said hereditaments hereby conveyed."

**End of register / Diwedd y gofrestr**

**These are the notes referred to on the following official copy**

**Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.**

The electronic official copy of the title plan follows this message.

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This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EM.

This official copy is issued on 24 November 2017 shows the state of this title plan on 24 November 2017 at 10:22:47. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae'r copi swyddogol hwn a gyhoeddir ar 24 Tachwedd 2017 yn dangos sefyllfa'r cynllun teitl hwn ar 24 Tachwedd 2017 am 10:22:47. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyradau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

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# H.M. LAND REGISTRY

TITLE NUMBER

# WA226512

ORDNANCE SURVEY  
PLAN REFERENCE

ST 0790

SECTION K

Scale  
1:1250

COUNTY: MID GLAMORGAN DISTRICT: TAFFELY

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YNG NHAIR  
WYLLIDIA CYNOBWR  
FENYDDA CYNOBWR TAF



ST 0790 SW  
ST 0789 NW

